

CITY OF INGLESIDE  
MINUTES  
REGULAR CITY COUNCIL MEETING  
TUESDAY, JUNE 14, 2022  
6:30 P.M.

**Opening Agenda**

**1. Call Meeting to order**

The Regular Meeting of the City of Ingleside was called to order by Mayor Adame at 6:30 p.m. on Tuesday, June 14, 2022, at City Hall 2671 San Angelo Ingleside, TX and live video streaming.

**2. Roll Call**

With Council Members present a quorum was established.

Council Members Present: Mayor Pedro Oscar Adame and Council Members Steve Diehl, Stewart Wilson, John Salinas, David Pruitt, and Tracy Long.

Council Members Present via Zoom: Council Member Julio Salinas

**3. Invocation**

David Pruitt led the invocation.

**4. Pledge of Allegiance**

Mayor Adame led the Pledge of Allegiance to the U.S. flag.

**5. Citizen Comments**

Gerard Gutierrez, 1614 Mooney, addressed the Council to discuss drainage and zoning concerns as follows:

- a. Gutierrez expressed concern about the flooding and the right of way. He stated he was grateful that the project was already brought before Council and it was moving forward on Mooney and Morgan Avenue. Craig Thompson, Hanson Engineering, stated to Gutierrez that securing easements for various landowners would be difficult. Gutierrez stated he has also contacted the landowners and showed them the plans, which he states other landowners are all on board. Gutierrez wanted to remind the Council so that this project stays ongoing.
- b. Gutierrez stated there was a builder that tried to build 18 homes on a plot with less than 5 acres, which he says is opposed by residents for infrastructure capacity. Gutierrez believes the City of Ingleside should adopt setbacks and certain restrictions to limit the number of large items allowed per acreage.
- c. Gutierrez expressed his concern for home size versus lot size on Mooney and Ave A. Gutierrez stated that the average home size in Texas has grown about 1,000 square feet since 1950. The homes being built now are on lots platted for homes built in the past. Gutierrez wants Council to look at the minimum lot size versus the house size to fit on that lot. Due to building larger homes on smaller lots residents are now having to park in the grass. Gutierrez also asked the Council to consider the amount of space between homes when lots are re-platted.

**Consent Agenda**

All consent agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of the items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

- 6. Deliberate and act on approval of the City of Ingleside expenditures paid over \$3,000.00 for the period of May 18, 2022 through May 31, 2022.**

**7. Deliberate and act on approval of the City of Ingleside monthly financials.**

**Motion:** Council Member Diehl made a motion to approve the Consent Agenda Items, as presented. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

**Regular Agenda**

**8. Presentation regarding the construction progress and Grand Opening of the Ingleside Municipal Pool.**

Project Manager John Shrier addressed the Council and presented the Ingleside Municipal Pool and Grand Opening status update. Shrier estimated the grand opening will be on Friday, July 15, 2022. The Grand Opening will include the City Council Members, County Commissioners, Chamber of Commerce, and the public. The Grand Opening will include goody bags, refreshments and snacks, and a ribbon cutting. The pool hours of operations are anticipated to be Noon to 6:00 p.m. Tuesday through Sunday.

Council Member Diehl stated the City of Ingleside should get the information out to the public as soon as possible and hire high school students to be lifeguards. He believes this would be both beneficial to both the students and the cost of hiring employees for the pool.

Event Coordinator Belinda Casanova addressed the Council and stated that she had already hired seven (7) lifeguards who are high school students and have finished their training last week.

Council Member Julio Salinas stated he would like to have the Catholic Church bless the opening of the pool since the church was involved in coordinating the construction.

Council Member Pruitt inquired if water was already being put in the pool and asked the color of the pool.

Project Manager Shrier stated the pool was constructed with a white plaster like the original construction.

Council Member Pruitt inquired about the slide being installed.

Project Manager Shrier stated that it would be installed after the sealant.

Cindy Wilson, 2635 San Angelo, addressed the Council to request Project Manager Shrier to repeat the color as she believed no one heard him state the color.

Project Manager Shrier repeated the color to be off-white like the original color.

**9. Presentation regarding the construction progress and Grand Opening of the Ingleside Recycling Center.**

Project Manager John Shrier addressed the Council and presented the construction progress and Grand Opening of the Ingleside Recycling Center. Shrier verified the Grand Opening Day will be scheduled for July 7, 2022. The Grand Opening will include the City Council Members, County Commissioners, Chamber of Commerce, HEB associates, and the public. The Grand Opening will include goody bags, refreshments to be handed out for the public and patrons, and a ribbon cutting ceremony. The Recycling Center hours of operation are anticipated to be 8:00 a.m. to 6:00 p.m. on Tuesday through Friday and 8:00 a.m. through 12:00 p.m. on Saturday with hours subject to change.

Council Member Pruitt and Mayor Adame inquired about the time for the Grand Opening Ceremony?

Project Manager Shrier replied that there is currently no exact time yet but would be put on the website and this information would be given to the upcoming City Manager as information becomes available.

Council Member Pruitt inquired if the roads would remain dirt roads or would they be covered with caliche materials.

Project Manager Shrier stated the roads will have recycled road subbase from another project.

Mayor Adame asked who will be running the facility?

Interim City Manager Ruby Mowles responded the details are not currently finalized at this time.

- 10. Deliberate and act on how to proceed with the Garden Center project. Originally approved for the renovation of the facility. Extenuating circumstances have shown that the cost of the renovation and the end results of the renovated building may not be what is ultimately expected out of this project. We will be discussing the pros and cons between finishing the renovation or a complete rebuild of the facility.**

Project Manager John Shrier addressed the Council and presented the Garden Center comparison for the finishing of the renovation of the current building versus a complete rebuild of the facility and how to proceed with this project. As part of the Faith Park Bond projects, the Garden Center's original goal was to renovate the existing building and reopen the facility for the public. During the demo, it was discovered several major systems that are not up to current code and would need to be redesigned. These include the HVAC system, electrical system, restroom flooring, ADA issues, exterior, roof, and windows need to be replaced to meet energy codes. The interior of the building would also need to be modified to house the new HVAC system. Remodel Budget would be a total of \$261,111.00 versus Rebuild Budget of \$400,650.00 and is a difference of \$139,539.00.

Council Member Wilson wanted to know the size of the old garden building and asked how much are we adding to it?

Project Manager Shrier responded that the structure is a 30 x 60 and said it would be the same footprint with solid metal beams that are 10 feet in height.

Council Member Long stated he had been on that site personally and submitted bids in the past. He stated that he believes it can't be rebuilt and patching it is not an option.

Council Member Julio Salinas agreed with Council Member Long about needing to rebuild instead of repair the old building. He thinks if a new building were installed it could have a multi-use due to the location by the school. He would like to see upgrades and have it designed to have many uses and up to code. He will not support a rebuild of the old building.

Council Member Pruitt also agreed with Council Member Long, and asked if the money for a new build is in the budget or do we have a grant?

Project Manager John Shrier the money is budgeted from the 2021 Faith Park Bond.

Council Member Pruitt asked if the Bond was restricted to rebuild only. In addition, inquired if passed can we get all bids to be done at one time?

Project Manager John Shrier said he believed that it could be used for new build but would get confirmation. Shrier stated the design would be one key turn project.

Council Member John Salinas stated he agreed it would be better to have a new build.

Council Member Diehl stated he would like to see the citizens get what they want and deserve since they pay the taxes for it. He stated it is a historical building and would like to see the citizens to be part of the process of designing the new building. He asked where do we stand with the overall budget of Faith Park Project? Diehl doesn't want to see the project start and then have to take money from other projects to put toward the new building. Council Member Diehl said he would not agree to remodel.

Project Manager John Shrier said he can put together another presentation for the new build.

Mayor Adame said he agreed that there should not be a rebuild. He wants to see everything from A-Z and one final cost without change orders. He also wants to know where we stand with money.

Council Member John Salinas and Mayor Adame wanted to know would the old building be demolished. Will the city tear it down or the contractor?

Project Manager John Shrier stated we would like to have the city move it, to repurpose it, by deconstructing and reconstructing at another location. Shrier believes that is the best option as the construction of the building is still sound, but if not, it would need to be demolished and that would incur additional cost.

Economic Development Director Jodi Carr addressed the Council and stated that when the City was planning the budget last, year money was put in the budget for that building separate from the bond. She believed it was about \$150,000 to \$200,000. This was from the City budget since it was unknown at the time if there would be a bond for the building.

Discussion held among the Council about the budget and requested verification of how much money was set aside and what account it is in.

Debra Sanders, 3076 Avenue A, addressed the Council and stated that the building is very old, and she believes it cannot be repaired. She stated it would be an asset for the city as the city needs a facility to rent out.

**Motion:** Council Member Diehl made the motion for staff to proceed with removal and rebuild of the Garden Center building. Council Member Long seconded the motion. Motion carried with all present voting in favor.

**11. Deliberate and act on possible extension of the Mayoral Declaration of Disaster and Executive Order #111. Changing the Executive Order effective date to be effective on June 28, 2022 and stay in effect until it is rescinded by the Mayor or the Council.**

Interim City Manager Mowles stated the Mayoral Declaration of Disaster and Executive Order has been revised and still recognizes the covid disaster after review with the City Attorney. The revision would allow the City to potentially meet requirements, if any, for future grants from having a declaration in place. This revision does not establish or apply new restrictions. This is for an effective date of June 28, 2022 and will stay in effect until rescinded by the Mayor or Council.

Council Member Long commented we are no longer in a disaster due to COVID-19. San Patricio cases are 2 per day.

Debra Sanders, 3076 Avenue A, addressed the Council and stated that the money that is issued out can go toward the welfare of the citizens who have a harder time recovering from COVID-19.

Council Member Diehl asked if it was true that the State of Texas are still in a state of emergency ordered by the Governor?

Debra Sanders stated the government hasn't mandated a state of emergency but recommended them. If in place this will not hurt or restrict anyone, and the money would help those in need.

Chief Burr addressed the Council and stated this order places no restrictions and cases are rising. It would be safer to have it in place if needed.

Mayor Adame stated we could be reimbursed.

Council Member John Salinas said to keep it in place.

Council Member Julio Salinas had no comment.

**Motion:** Council Member Diehl made a motion to approve the extension of the Mayoral Declaration of Disaster and Executive Order #111. Council Member John Salinas seconded the motion. Motion carried 6:1.

**For Motion:** Council Members: Diehl, Wilson, John Salinas, Pruitt, Julio Salinas, and Mayor Adame

**Against Motion:** Council Member Long

**12. Deliberate and act to accept the voluntary resignation from Police Chief Tammy Burr as current Emergency Management Coordinator and appoint Assistant Police Chief Martin Molina effective June 26, 2022.**

Mayor Adame has recommended the Assistant Police Chief Martin Molina to be appointed to the position of Emergency Management Coordinator to replace Chief Burr as the current Emergency Management Coordinator. He thanked Chief Burr for her service during many years of natural disasters and national crisis. Adame recognized Chief Burr no longer has time to manage this program and continue to serve the community effectively in the capacity she is needed to run the Police Department.

No action taken.

**13. Deliberate and act to approve using City Council Discretionary Funds (Acct. 501) to reimburse San Patricio County for expenses associated with the donation of Cove Park.**

Economic Development Director Jodi Carr addressed the Council and presented details about the City of Ingleside acquiring Cove Park from San Patricio County. Carr stated the county would donate Cove Park to the city if we would reimburse the county for all costs associated with the transfer of the property in the amount of \$8,662.58. The request is to use the City Council Discretionary Funds which is a different account than approved originally.

Council Member Diehl inquired on the current balance for the Council Discretionary Funds.

Interim City Manager Ruby Mowles replied with \$190,000.

Council Member Pruitt said we got a good deal with this and it will benefit the City in the long run.

**Motion:** Council Member John Salinas made the motion to approve using City Council Discretionary Funds (Acct. 501) to reimburse San Patricio County for expenses associated with the donation of Cove Park. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor

**14. Consideration and Action authorizing the City Manager to approve for the renewal of TML Health Benefits Plan for Oct. 1, 2022 through Sept. 30, 2023.**

Human Resources Director Leticia Mejia addressed the Council and presented the staff recommendation to elect the renewal rates of 10% increase in medical rates only. The rates for dental and vision stayed the same. The recommendation was to not make any changes to the current plan due to not having a Finance Director in place at this time and the FY20/21 audit not being completed. To avoid open enrollment delays and keep on track with open enrollment accepting the renewal rates would be the best plan of action. If not accepted this could cause delays in health coverage. This could currently be covered with the discontinued stipend from previous years.

Mayor Adame stated this item will be tabled to give staff more time to research and bring it back to Council.

**Motion:** Council Member Long made the motion to TABLE, till June 28, 2022, authorizing the City Manager to approve for the renewal of TML Health Benefits Plan for Oct. 1, 2022 through Sept. 30, 2023. Council Member Diehl seconded the motion. Motion carried with all present voting in favor.

Council Member Diehl expressed his apprehension of unhappiness about being rushed to decide about the insurance and wanted more options. Diehl stated that he wanted the staff to be part of the process of picking the insurance. He believes the stipend of the past was the wrong way to go about insurance.

### Executive Session

#### 15. Closed Session

**City Council will meet in Closed Session pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:**

**a. Section 551.071 Consultations with Attorney and Section 551.074 Personnel Matter regarding the Interim Finance Professional Services Agreement**

At 7:52 p.m. Mayor Adame convened the Ingleside City Council into a closed session pursuant to provision of Chapter 551 of the Texas Government Code, in accordance with the authority contained in Section 551.071 Consultations with Attorney and Section 551.074 Personnel Matter.

#### 16. Open Session

**City Council will reconvene in Open Session at which time action on the matter(s) discussed in Closed Session may be considered.**

**a. Section 551.071 Consultations with Attorney and Section 551.074 Personnel Matter regarding the Interim Finance Professional Services Agreement**

At 9:19 p.m. Mayor Adame reconvened the Ingleside City Council into an open session pursuant to provision of Chapter 551 of the Texas Government Code to take any action necessary related to the executive session noted herein, or regular agenda items, noted above, and/or related items.

**Item A:** No action taken.

#### 17. Announcements of Community Interest and/or upcoming events.

Mayor Adame stated maps of Industry is the biggest topic of future land use.

Council Member Julio Salinas would like to see ways to help us protect future growth and would like to see feedback from the community.

Debra Sanders, County Clerk, stated we need to work together on ETJ's and have forward thinking on how we want it to look. Expert Master plan needed for drainage and infrastructure.

#### 18. Items to consider for placement on future agendas.

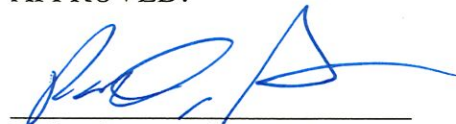
Council Member Diehl requested for the latest reports on all equipment in the Public Works Department.

Mayor Adame requested for the equipment report and update on police department issues.

#### 19. Adjourn

Mayor Adame adjourned the Regular Meeting of the City of Ingleside at 9:31 p.m.

APPROVED:



Pedro Oscar Adame, Mayor

ATTEST:



Ruby Mowles, City Secretary